



For Lease

6605 Uptown Blvd NE
Albuquerque, NM 87110



John Ransom, CCIM, SIOR
SR. VP/Principal
+1 505 880 7011
john.ransom@colliers.com
License #11451

Tim With, CCIM, SIOR
SR. VP/Principal
+1 505 880 7092
tim.with@colliers.com
License #36272

Colliers | Albuquerque-Santa Fe
5051 Journal Center Blvd. NE, Suite 200
Albuquerque, NM 87109
Main: +1 505 883 7676
colliers.com

Perfect Location



Prime location between two major shopping centers and companion restaurants on site. Walking distance to numerous services and amenities. Easy access with convenient and abundant parking. Quick access to I-40. Comcast Business class fiber optic, Century Link fiber optic and other telecom services available. Full Service Lease. On site Property Management.

P

Parking
3.5/1,000



Bike Score
78



Walk Score™
81



Accessibility



<5 minutes
from I-40



<10 minutes
from I-25



Support Airport
20 min. Drive



Year Built:
1983

Property Profile

Overview

The Uptown Square office building is situated in Albuquerque's vibrant Uptown district, with easy access to I-40 and I-25. Suite 260 ($\pm 1,026$ SF) is move-in ready, modestly furnished with desks, chairs, and shelves. The space is ideal for small businesses, professional services, or satellite offices with a flexible layout to accommodate private offices, collaborative space, or client meetings. The abundant natural light and efficient floor plan creates a welcoming environment for staff and clients.

Details

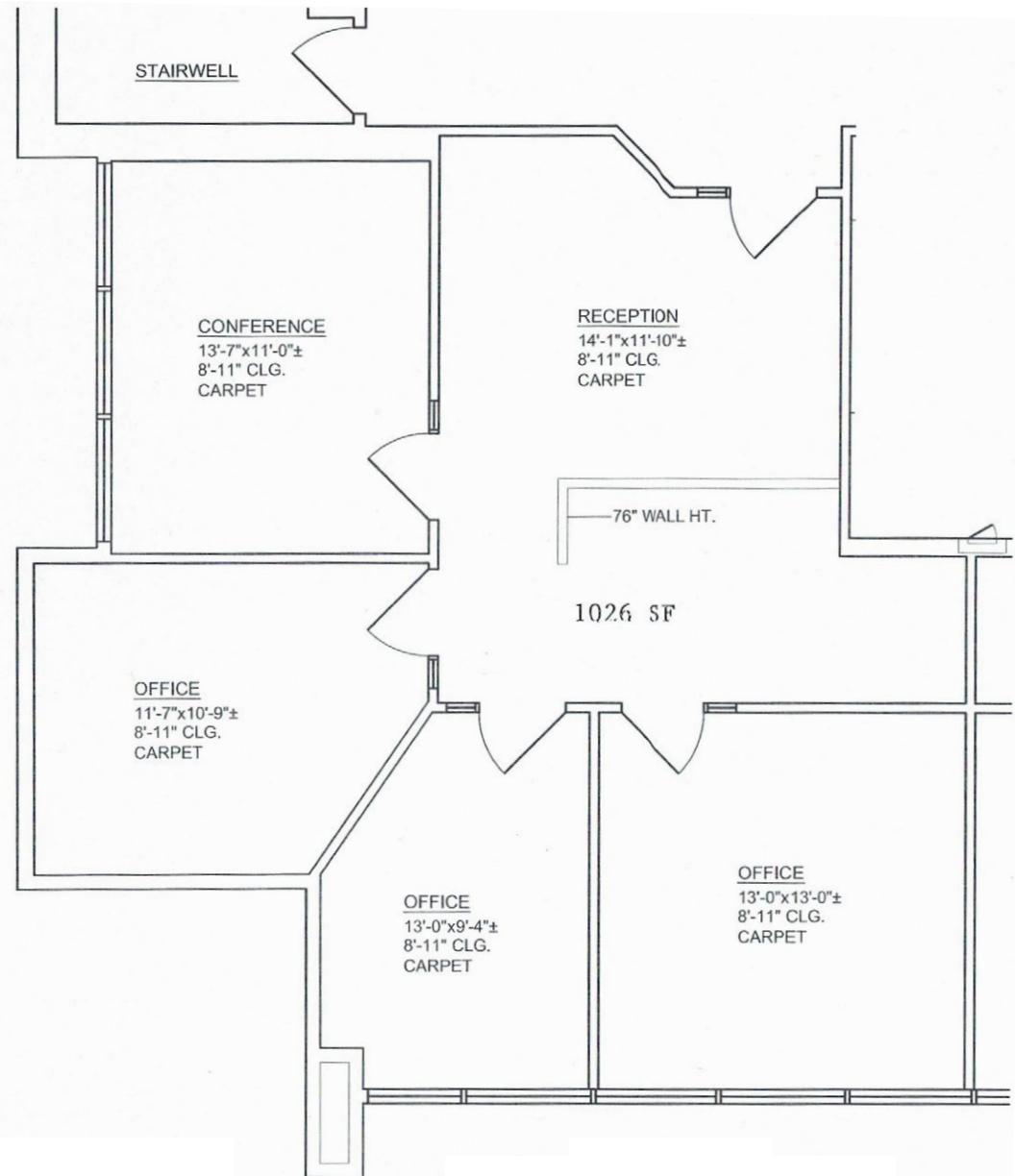
Lease Rate	\$22.00 /RSF						
Lease Type	Full Service						
Space Available	<table><tr><td>Suite 260</td><td>$\pm 1,026$ RSF</td></tr><tr><td>Suite 300</td><td>$\pm 2,543$ RSF</td></tr><tr><td>Suite 330</td><td>$\pm 1,392$ RSF</td></tr></table>	Suite 260	$\pm 1,026$ RSF	Suite 300	$\pm 2,543$ RSF	Suite 330	$\pm 1,392$ RSF
Suite 260	$\pm 1,026$ RSF						
Suite 300	$\pm 2,543$ RSF						
Suite 330	$\pm 1,392$ RSF						
Building Size	39,610 SF						
Submarket	Uptown						
Zoning	MX-H (Click for more info)						



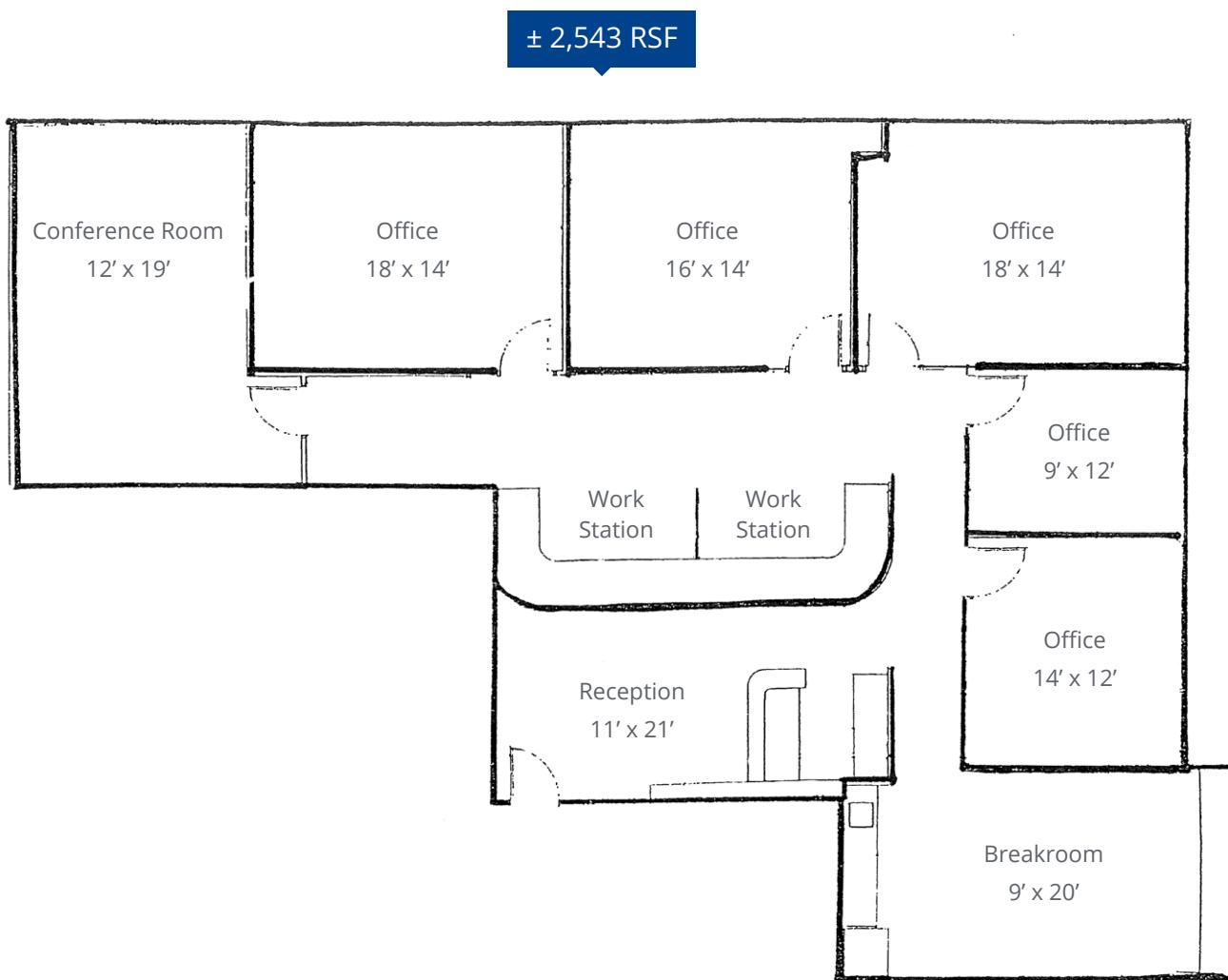
6605 Uptown Blvd NE | For Lease

Suite 260 Floor Plan

± 1,026 RSF



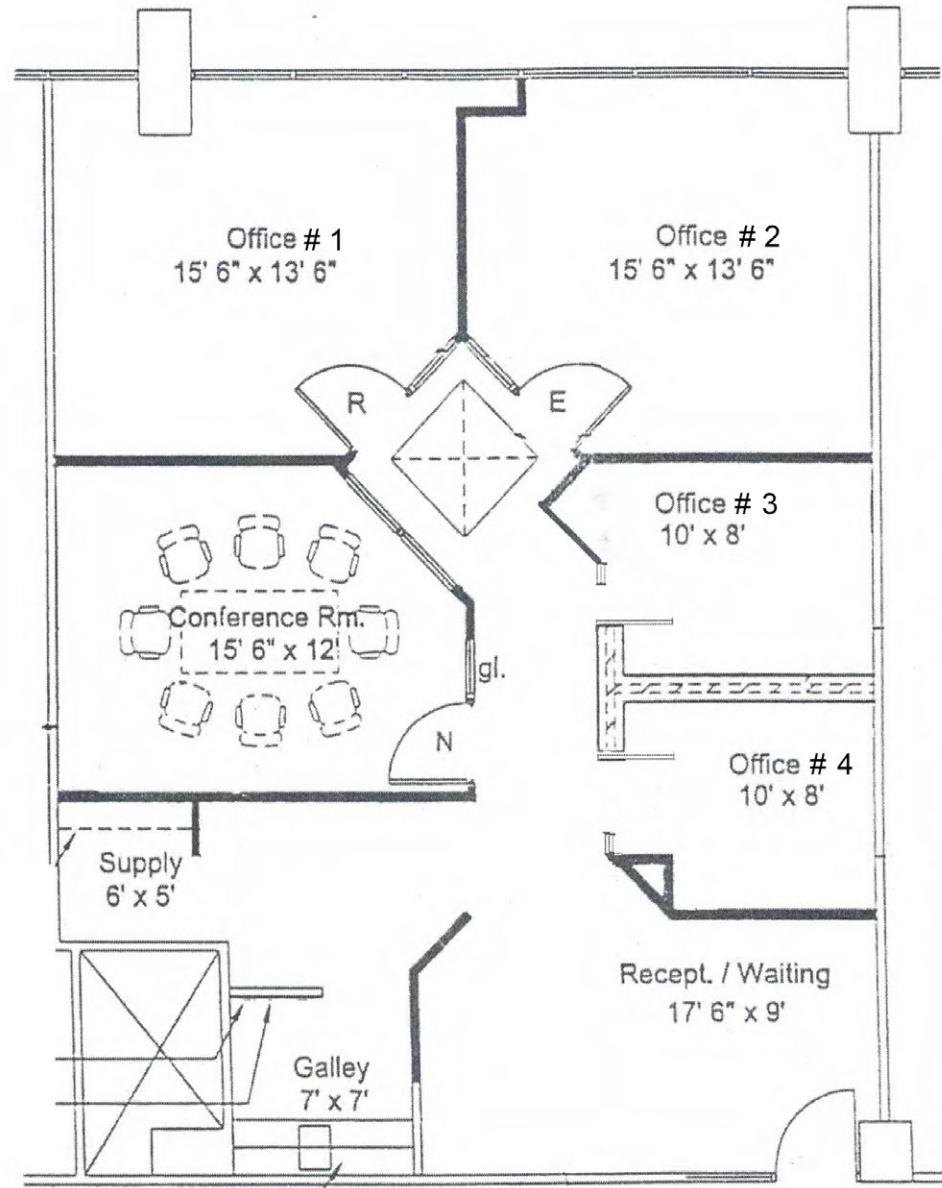
Suite 300 Floor Plan



6605 Uptown Blvd NE | For Lease

Suite 330 Floor Plan

± 1,392 RSF

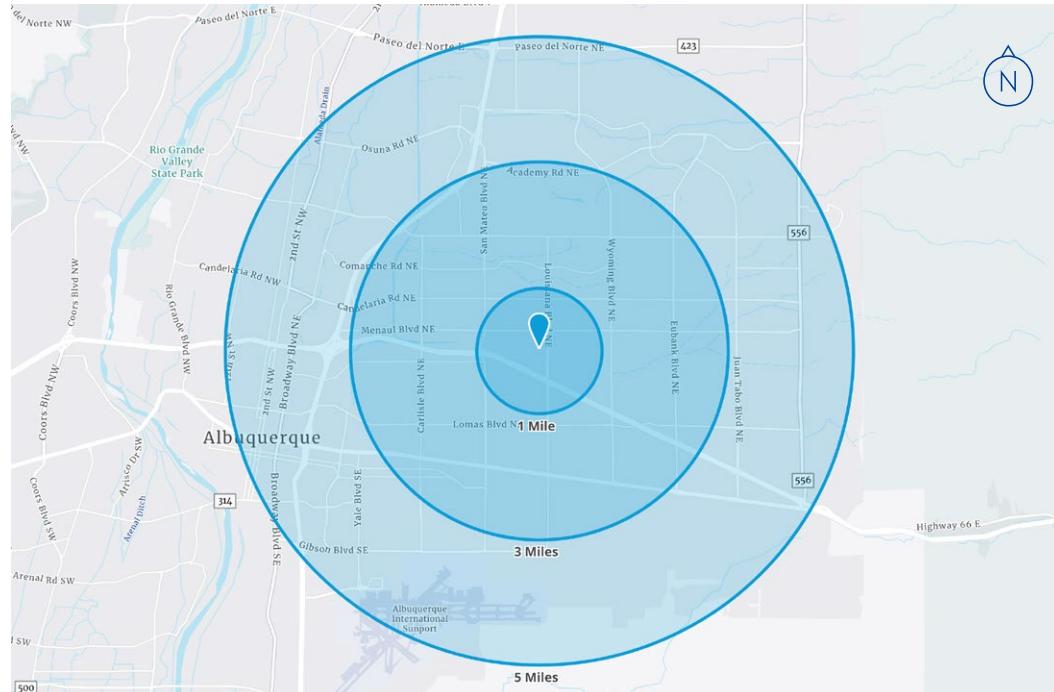


Trade Area Aerial



Demographics*

* Demographic data derived from esri® 2020



	1 Mile	3 Miles	5 Miles
Population	14,112	139,892	307,034
Households	6,837	64,753	141,124
Median Age	43.6	40.2	40.3
Average HH Income	\$81,414	\$79,731	\$87,120
Median HH Income	\$60,963	\$60,000	\$63,440

Colliers

Colliers | Albuquerque-Santa Fe
5051 Journal Center Blvd. NE, Suite 200
Albuquerque, NM 87109
Main: +1 505 883 7676
colliers.com

John Ransom, CCIM, SIOR
SR. VP/Principal
+1 505 880 7011
john.ransom@colliers.com
License #11451

Tim With, CCIM, SIOR
SR. VP/Principal
+1 505 880 7092
tim.with@colliers.com
License #36272



Information contained in this presentation is prepared by Colliers International for advertising and general information purposes only. Colliers International makes no guarantees, warranties or representations of any kind, expressed or implied, regarding the information contained in this presentation, and the interested party should undertake their own inquiries as to the accuracy of the information including, but not limited to, warranties of content, own acquires and/or the ability of any third party to do business with Colliers International. Colliers International does not warrant the accuracy of any information contained in this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensors(s). William Robertson, Qualifying Broker — Lic. #8433 ©2025 All rights reserved.